



## Planning Commission Staff Report

**TO:** PLANNING COMMISSION / DESIGN REVIEW BOARD

**FROM:** JOSH ROGERS *JR*  
(480) 503-6589, JOSH.ROGERS@GILBERTAZ.GOV

**THROUGH:** AMY TEMES, INTERIM PRINCIPAL PLANNER *AT*  
(480) 503-6729, AMY.TEMES@GILBERTAZ.GOV

**MEETING DATE:** JANUARY 9, 2019

**SUBJECT:** DR18-58 ARIZONA QUALITY STORAGE

**STRATEGIC INITIATIVE:** Economic Development

To bring an existing employment use into compliance with the current Land Development Code.

### **RECOMMENDED MOTION**

Approve the Findings of Fact and approve DR18-58 Arizona Quality Storage: Site plan, landscaping, grading and drainage, building elevations and colors and materials for approximately 0.93 acres, generally located northeast of Neely St. and Elliot Rd. at 335 W. Cullumber Ave, and zoned Light Industrial (LI).

### **APPLICANT/OWNER**

Company: AZ Quality RV & Boat  
Name: Rick & Melissa Richards  
Address: 335 W. Cullumber Ave  
Gilbert, AZ 85233  
Phone: 480-238-4205  
Email: azqrvandboat@gmail.com

## **BACKGROUND/DISCUSSION**

### **History**

<b>Date</b>	<b>Description</b>
<i>October 1992</i>	Town Council approved Ordinance No. 769 Ridgewood PAD (Z92-11) rezoning (acres) from I-3 to 1-2 and R-2.
<i>February 1993</i>	Design Review Board approved plans for the Ridgewood Residential Subdivision adjacent to the south (DR93-01).
<i>January 1995</i>	Design Review Board approved plans for the Ridgewood Industrial Park Lot No. 6 (DR95-01).
<i>September 12, 2018</i>	Zoning Hearing Officer approved a variance (V18-02) to reduce the Minimum Required Perimeter Landscape Area for Side (Residential) from 25' to 5', the Minimum Required Perimeter Landscape Area for Rear (Residential) from 30' to 5', and reduce the minimum setback required for secure vehicle access points from 50' to 25'

### **Overview/Background**

The approximate 0.93-acre Lot 6 was the final lot to develop within 12-lot Ridgewood Industrial Park subdivision and has been primarily utilized as a Contractor's Yard since it was improved approximately eight years ago. The lot will continue to be used as a Contractor's Yard for a locally owned and operated swimming pool business has recently occupied the property, which includes storage of business vehicles and business property. The property owners initially intended for boat and RV storage as an included use for the lot, however the applicant has asserted the primary use of the property moving forward will be a Contractor's Yard. RV storage would require a Conditional Use Permit in the Light Industrial zoning district under the current LDC if the owner chooses to include that use in the future.

The Contractor's Yard will provide 3 temporary storage containers utilized for business property storage, totaling approximately 640 square feet in floor area. In Light Industrial zoning districts, storage containers are permitted for an indefinite period of time subject to Design Review approval. Any utilities to these containers will require a Building Permit.

### **Surrounding Land Use & Zoning Designations:**

	<b>Existing Land Use Classification</b>	<b>Existing Zoning</b>	<b>Existing Use</b>
North	General Industrial (GI)	General Industrial (GI)	Cullumber Ave then Industrial Use
South	Residential >5-8 DU/Acre	Single Family – Detached (SF-D)	Ridgewood Residential Subdivision
East	Residential >25-50 DU/Acre and Parks/Retention (P/R)	Multi-Family/Medium (MF/M) (PAD) and Public Facility/Institutional (PF/I)	Page Commons – Mercy Senior Housing and Gilbert Community Center
West	Light Industrial (LI)	Light Industrial (LI)	Industrial Use

Site	Light Industrial (LI)	Light Industrial (LI)	Contractor's Yard
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### Project Data Table

Site Development Regulations	Required per LDC and V18-02	Proposed
Minimum Building Setbacks (ft.)		
Front	25'	N/A no building on site
Side (Public Facility)	0'	N/A no building on site
Side (Employment)	0'	N/A no building on site
Side (Residential)	75'	N/A no building on site
Rear	30'	N/A no building on site
Minimum Required Perimeter Landscape Area (ft.)		
Front	25'	25'
Side (Public Facility)*	5'	5'
Side (Employment)	0'	0'
Side (Residential)	5'	5'
Rear	5'	5'
Secure Vehicle Access Point Minimum Setback	25'	25'

\*LDC Section 2.604.F – Perimeter landscape is not required behind a gated, fully fenced, and fully screened service area when adjacent to a non-residential land use.

### Site Plan

The lot will be used as a gated Contractor's Yard as well as provide for 3 temporary storage containers utilized for business property storage with containers totaling approximately 640 square feet in floor area.

Outdoor storage screening is accomplished through use of the existing and approximate 6' to– 8'-foot high solid masonry screen wall encircling the entire property, while the two existing and solid vehicular access gates off West Cullumber Avenue complete screening of the property and corresponding uses. The two ingress/egress points off of Cullumber Ave and per V18-02, are permitted to reduce the minimum setback required for secure vehicle access points from 50' to 25'.

### Landscape

The applicant is providing street front landscaping along Cullumber Ave as well as perimeter landscape strips along the south and east of the interior yard to be populated with non-deciduous screen trees. As approved under Variance case V18-02, the applicant is permitted to reduce the Minimum Required Perimeter Landscape for Side to the east (Residential) from 25' to 5' and the Minimum Required Perimeter Landscape Area for Rear to the south (Residential) from 30' to 5' on the interior of the contractor's yard. The interior perimeter landscape areas shall be buffered from adjacent parking by an additional 2'-6" wide landscaped parking overhang per LDC

Chapter 1, Article 4.203.O and a 6" poured in place curbing as indicated in LDC Chapter 1, Article 4.303.H.

### **Grading and Drainage**

The proposed grading and drainage plan demonstrates that the site will meet the requirements of the Town of Gilbert's Engineering Division. Primary drainage requirements are met through the use of on-site retention located on the perimeter landscape areas as well as the interior of the yard due to the proposed semi-permeable groundcover. The proposed grading and drainage plan generally meets the requirements of the Town of Gilbert's Engineering Division.

### **Lighting**

The yard will not be operated before sunrise or after sunset and is therefore not required to provide exterior lighting. If the hours of operation do change in the future, the property will be required to provide lighting per the Municipal Code.

### **PUBLIC NOTIFICATION AND INPUT**

A notice of public hearing was published in a newspaper of general circulation in the Town, an official notice was posted in all the required public places within the Town and neighborhood notice was provided per the requirements of the Land Development Code Article 5.205.

Staff has received one inquiry from the public but no concerns were expressed.

### **STAFF RECOMMENDATION**

Approve the Findings of Fact and approve DR18-58 Arizona Quality Storage: Site plan, landscaping, grading and drainage, and colors and materials for approximately 0.93 acres, generally located northeast of Neely St. and Elliot Rd. at 335 W. Cullumber Ave, and zoned Light Industrial (LI), subject to the following conditions:

1. Construction of the project shall conform to the exhibits approved by the Planning Commission/ Design Review Board at the January 9, 2019 public hearing.
2. Construction of the project shall conform to the findings and conditions approved by the Zoning Hearing Officer at the September 12, 2018 public hearing under variance case V18-02.
3. The interior perimeter landscape areas shall be buffered from adjacent parking by a 2'-6" wide landscaped parking overhang per LDC Chapter 1, Article 4.203.O and a 6" poured in place curbing per LDC Chapter 1, Article 4.303.H.
4. The construction site plan documents shall incorporate the Standard Commercial and Industrial Site Plan Notes adopted by the Design Review Board on March 11, 2004.
5. Signage is not included in this approval. Administrative Design Review approval is required prior to submitting for sign permits.

Respectfully submitted,

A handwritten signature in black ink that reads "Joshua Rogers". The script is cursive and fluid, with the first letter of each word being capitalized and prominent.

Josh Rogers  
Planner II

**Attachments and Enclosures:**

- 1) Findings of Fact
- 2) NOPH
- 3) Site Plan
- 4) Landscape Plan
- 5) Grading and Drainage Plan
- 6) Existing Wall and Storage Container Elevations

**FINDINGS OF FACT**

**DR18-58, AZ Quality Boat & Storage**

1. The project as conditioned is consistent with the applicable Design Guidelines;
2. The project conforms to the General Plan, and specifically to the Land Use, Community Design, and Environmental Planning Elements;
3. The project is consistent with all applicable provisions of the Zoning Code;
4. The project is compatible with adjacent and nearby development; and
5. The project design provides for safe and efficient provisions of public services.

January 9, 2019

## Notice of Public Hearing

**PLANNING COMMISSION DATE:**

**Wednesday, January 9, 2019 TIME: 6:00 PM\***

**LOCATION: Gilbert Municipal Center  
Council Chambers  
50 E. Civic Center Drive  
Gilbert, Arizona 85296**

\*Call Planning Division to verify date and time:  
(480) 503-6589

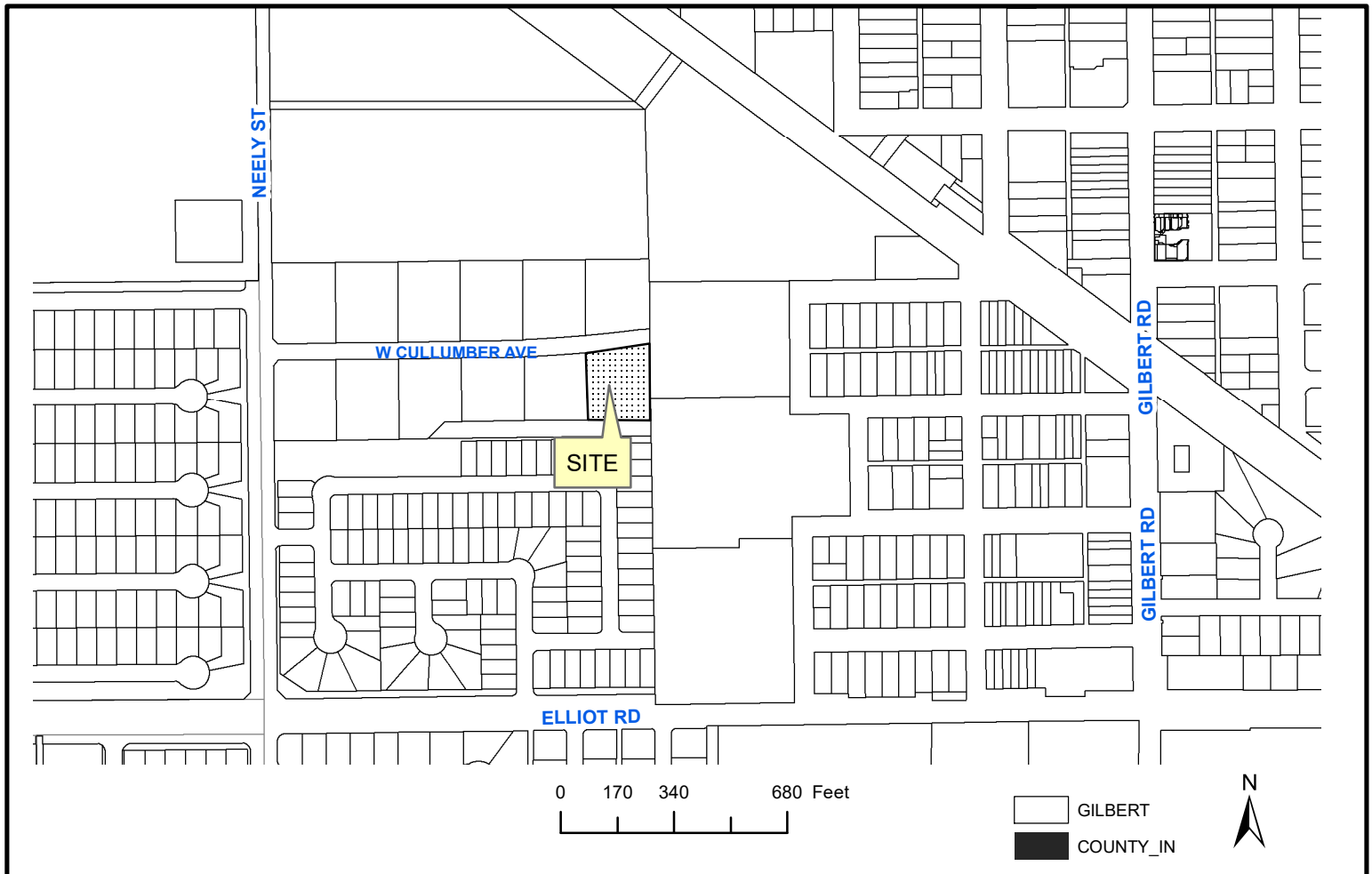
\*The application is available for public review at the Town of Gilbert Planning Division Monday - Thursday 7 a.m. - 6 p.m.

Staff reports are available the Monday prior to the meeting at <https://www.gilbertaz.gov/departments/development-services/planning/planning-commission>

### **REQUESTED ACTION:**

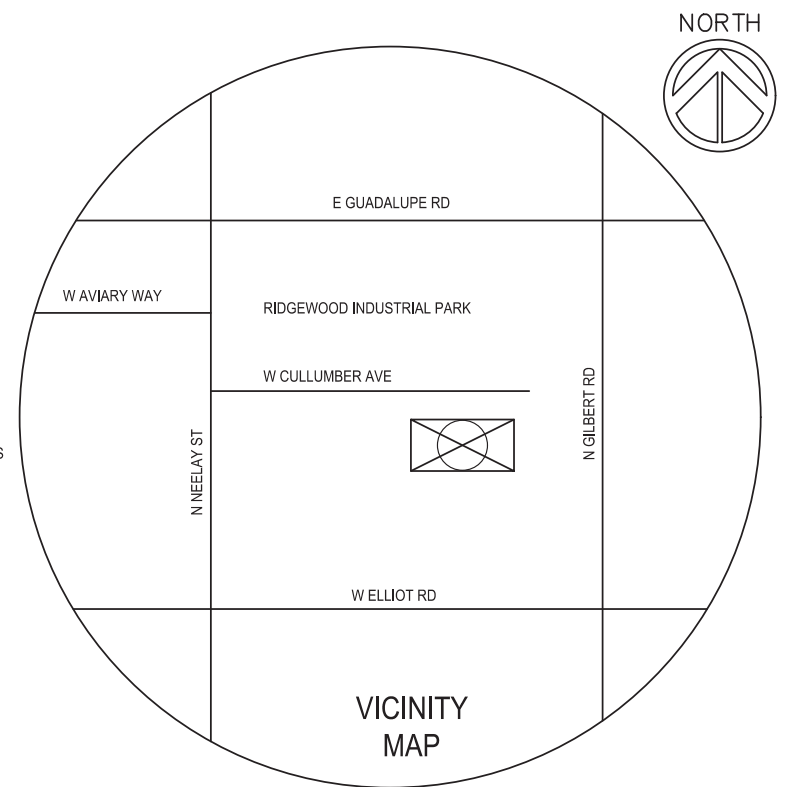
**DR18-58 ARIZONA QUALITY RV & BOAT STORAGE:** Site plan, landscaping, grading and drainage, building elevations and colors and materials for approximately 0.93 acres, generally located northeast of Neely St. and Elliot Rd. at 335 W. Cullumber Ave, and zoned Light Industrial (LI).

### **SITE LOCATION:**



**APPLICANT: Richard & Melissa Richards**  
**CONTACT: Richard & Melissa Richards**  
**ADDRESS: 335 W. Cullumber Ave.**  
**Gilbert, AZ 85233**

**TELEPHONE: (480) 238-4205**  
**E-MAIL: [azqrvandboat@gmail.com](mailto:azqrvandboat@gmail.com)**



GILBERT COMMUNITY CENTER  
& PAGE PARK  
130 N OAK ST  
GILBERT, AZ 85233  
(ZONING: PF/I)

[illegible]

# Conceptual Site Plan For Ridgewood Industrial Park, Lot 6 Propose Site Plan

ARIZONA QUALITY RV &  
STORAGE, LLC  
335 WEST CULLUMBER AVE  
GILBERT, AZ 85233  
azqprvandboat@gmail.com

Arizona Quality Pool Service  
& Repair, LLC  
335 W Cullumber Ave  
Gilbert AZ 85233  
azqpools.net  
azqpools.net@gmail.com

Rick Richards  
CEO  
(480) 695-7665  
Melissa Richards  
Office Manager  
(480) 238-4205

DWG No.  
**C1.0**

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SHEET No.  
**1 OF 1**

**DR18-58 Arizona Quality RV & Boat Storage  
Attachment 3: Site Plan  
January 9, 2019**















**SITE DATA:**

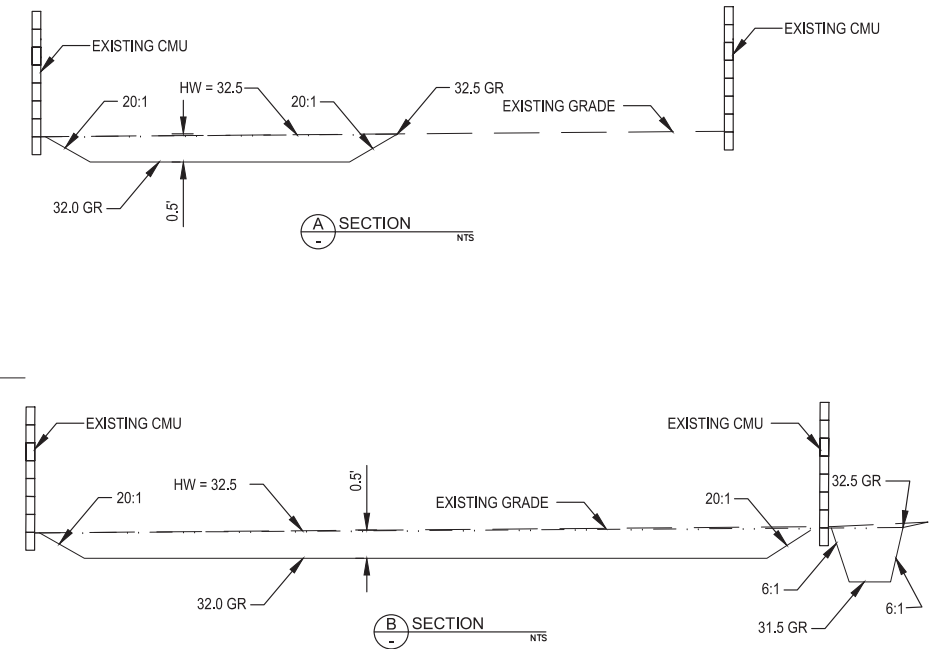
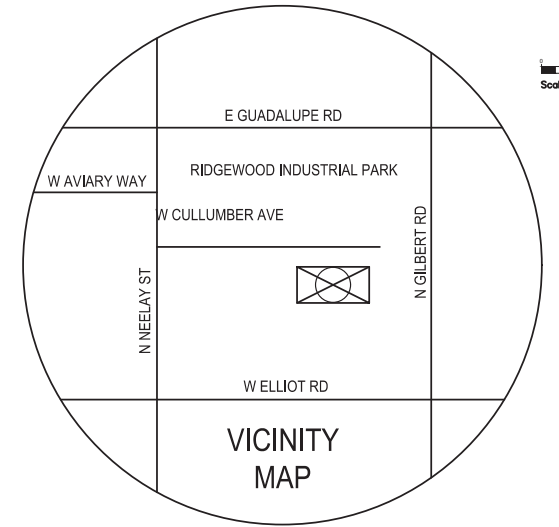
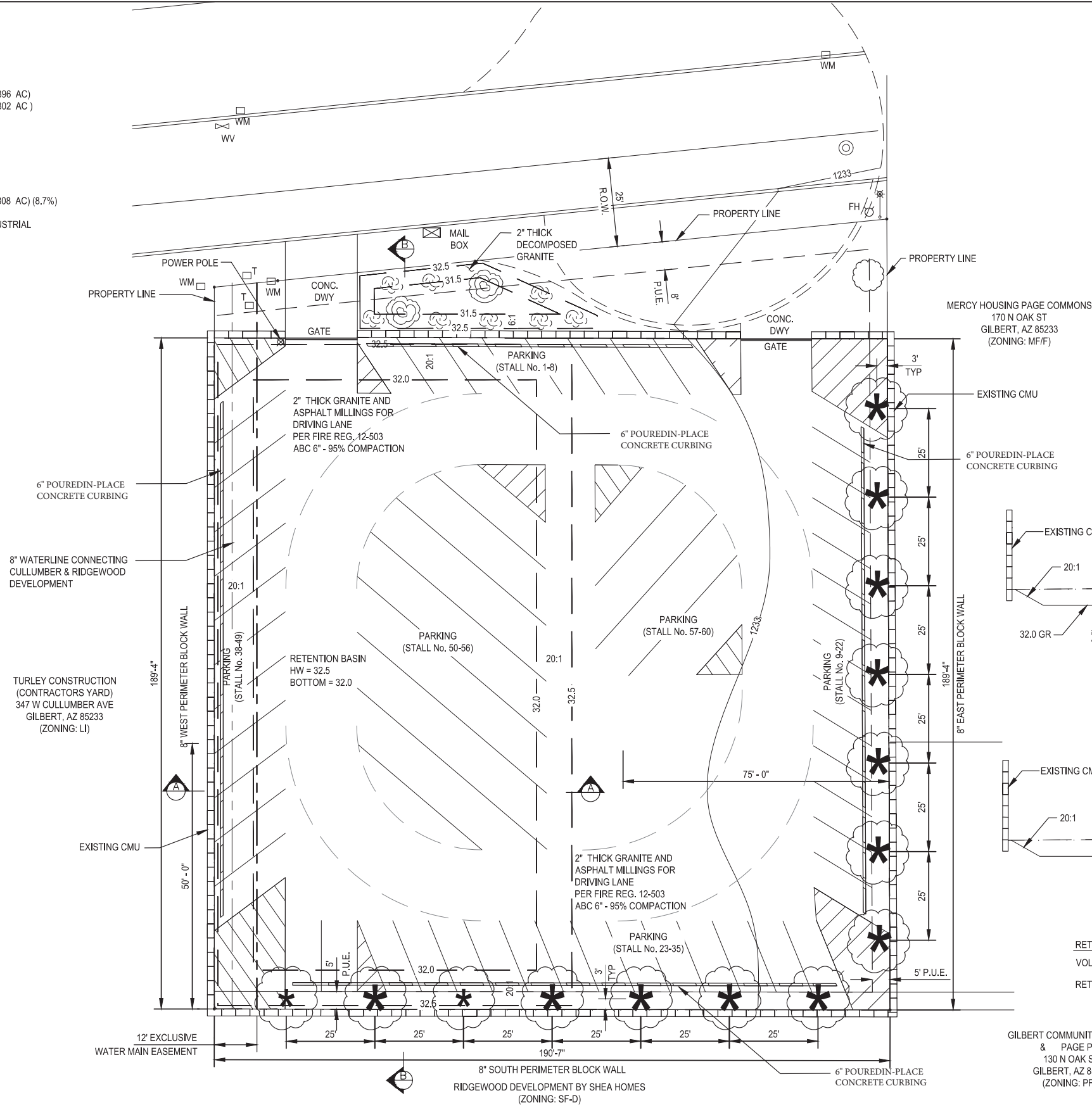
APN: 302-19-131  
 GROSS AREA: 45286 SF. (1.0396 AC)  
 NET AREA: 40520 SF. (0.9302 AC)  
 EXISTING ZONING: LI  
 BUILDING SETBACKS (REQUIRED):  
 FRONT (CULLUMBER): 25-FOET  
 SIDE - WEST: 0-FOET  
 SIDE - EAST: 75-FOET  
 REAR - SOUTH: 75-FOET  
 LANDSCAPE AREA (REQUIRED): 0%  
 LANDSCAPE AREA: 3520 SF. (0.0808 AC) (8.7%)  
 EXISTING GENERAL PLAN LAND USE CLASSIFICATION: GENERAL INDUSTRIAL

**NOTE:**

APPROVED INORGANIC GROUND COVER WILL BE INCLUDED IN ALL LANDSCAPE AREAS.

**LEGEND**

-  BLOCK WALL
-  CHINESE ELM "TRUE GREEN" (ULMUS PARVIFOLIA)  
QTY: 14 - 15 gal, 6' HIGH (min)
-  1233 CONTOUR LINE
-  FIRE HYDRANT
-  FIRE LANE
-  MAIL BOX
-  NORTH ARROW
-  PARKING STALL
-  PUBLIC UTILITY EASEMENT
-  PROSOPIS MESQUITE (EXISTING)
-  POWER POLE
-  SAGE (EXISTING)
-  SEWER MANHOLE
-  STREET LIGHT
-  TELEPHONE RISER
-  TREE (EXISTING)
-  8" WATER MAIN
-  WATER MAIN EASEMENT
-  WM WATER METER
-  WV WATER VALVE



**RETENTION CALCULATION**

VOLUME REQUIRED = 45286 SF \* 0.25' \* 0.70 = 7925 CF  
 RETENTION PROVIDED =  $\frac{(1321 \text{ SF} + 468 \text{ SF}) * 1' + (17064 \text{ SF} + 12025 \text{ SF}) * 0.5'}{2}$  = 8167 CF

**DR18-58 Arizona Quality RV & Boat Storage**  
**Attachment 4: Landscape Plan**  
**January 9, 2019**

REVISION				
No.	DTE	DWN	CHK	APV

# Conceptual Lanscape Plan For Ridgewood Industrial Park, Lot 6 Propose Landscape

ARIZONA QUALITY RV &  
 STORAGE, LLC  
 335 WEST CULLUMBER AVE  
 GILBERT, AZ 85233  
 azqprvandboat@gmail.com

Arizona Quality Pool Service  
 & Repair, LLC  
 335 W Cullumber Ave  
 Gilbert AZ 85233  
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Rick Richards  
 CEO  
 (480) 695-7665  
 Melissa Richards  
 Office Manager  
 (480) 238-4205

DWG No.  
**L1.0**  
 SHEET No.  
**1 OF 1**

TOWN OF GILBERT GENERAL NOTES

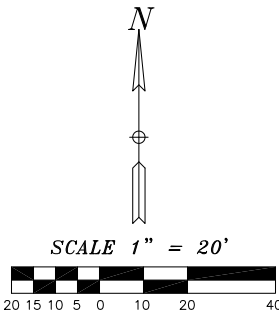
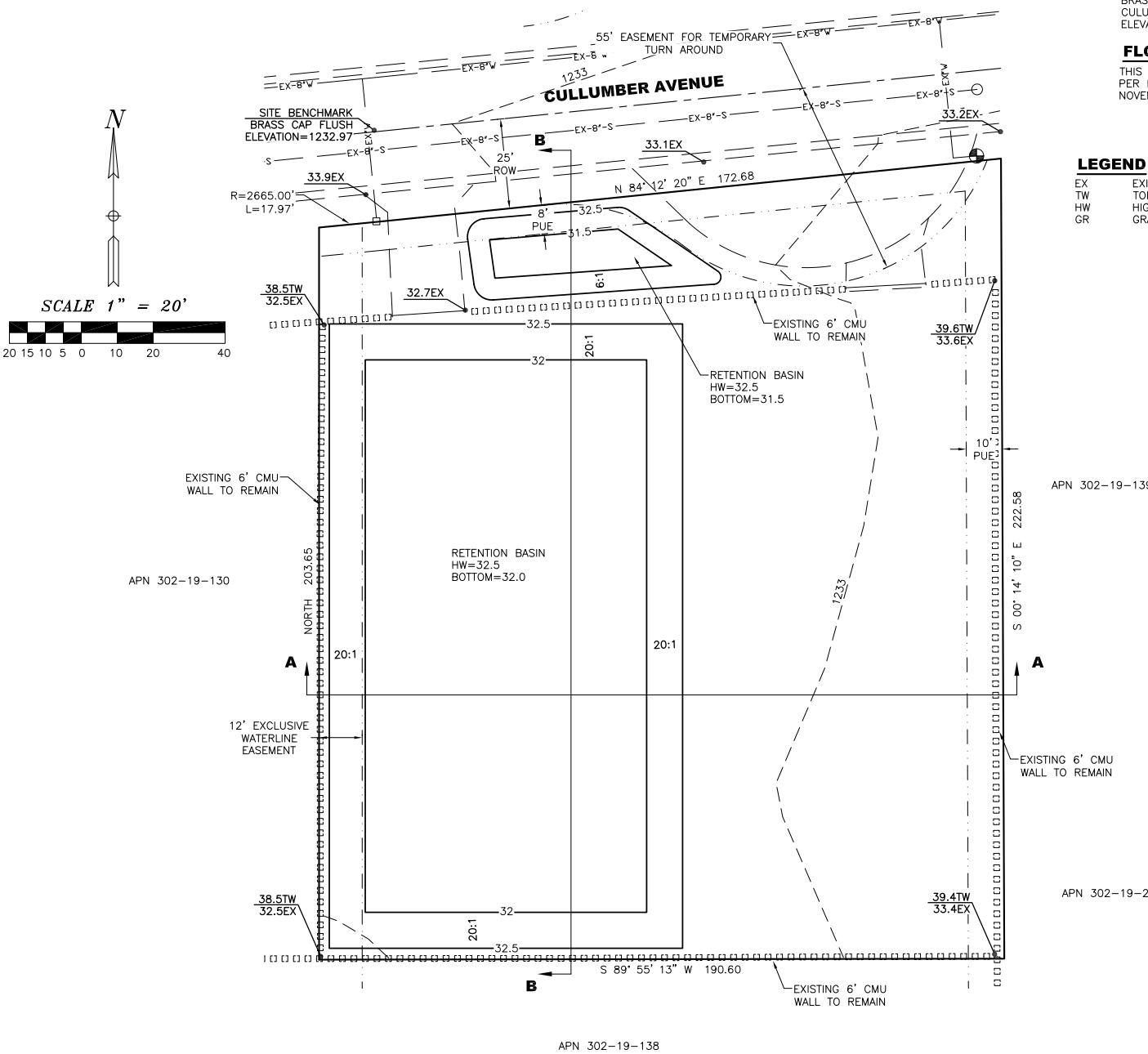
1. ANY CONTRACTOR FOUND WORKING ON A PROJECT WITHOUT AN OFFICIAL SET OF STAMPED, APPROVED DRAWINGS BY THE TOWN OF GILBERT WILL BE SHUT DOWN UNTIL FURTHER NOTICE.
2. THE CONTRACTOR SHALL NOTIFY THE EL PASO NATURAL GAS DISTRICT SUPERINTENDENT AND THE SOUTHWEST GAS DISTRICT SUPERINTENDENT 48 HOURS PRIOR TO COMMENCING CONSTRUCTION IN THE VICINITY OF THE RIGHTS-OF-WAY SO THAT THEY MAY HAVE A REPRESENTATIVE PRESENT AT ALL TIMES.
3. EXCAVATION AND CONSTRUCTION WORK WILL NOT BE PERMITTED IN PUBLIC RIGHTS-OF-WAY OR PUBLIC UTILITY EASEMENTS ON SATURDAY, SUNDAY, OR LEGAL HOLIDAYS.
4. ALL DESIGN AND CONSTRUCTION MUST BE IN ACCORDANCE WITH THE MOST RECENT VERSION OF THE UNIFORM STANDARD SPECIFICATIONS AND DETAILS PUBLISHED BY THE MARICOPA ASSOCIATION OF GOVERNMENTS AND AS AMENDED BY THE TOWN OF GILBERT.
5. SIZES OF WATER AND SEWER SERVICES TO BE INSTALLED ARE SHOWN ON THE IMPROVEMENT PLANS.
6. THE CONTRACTOR SHALL NOTIFY THE TOWN OF GILBERT DEVELOPMENT SERVICES DEPARTMENT AT LEAST 24 HOURS IN ADVANCE OF ANY CONSTRUCTION FOR INSPECTION. CALL (480) 503-6700.
7. THE DEVELOPER AND CONTRACTOR TO COORDINATE TO AVOID THE PLACEMENT OF DRIVEWAYS IN CONFLICT WITH UTILITY SERVICES.
8. CONTRACTOR AND DEVELOPER ARE RESPONSIBLE FOR THE COORDINATION OF THE RELOCATION OF POWER POLES AND OTHER UTILITIES.
9. CONTRACTOR TO ADJUST ALL VALVES, MANHOLES, CLEANOUTS, ETC., BOTH NEW AND OLD TO FINISHED PAVEMENT GRADE PER STANDARD DETAILS.
10. BACKFILL AND COMPACTION WITHIN COUNTY RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE LATEST MARICOPA COUNTY SPECIAL PROVISIONS FOR INSTALLATION OF UNDERGROUND UTILITIES.
11. CONTRACTOR SHALL COMPLY WITH THE PROVISION FOR TRAFFIC CONTROL AS PER THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES HANDBOOK.
12. CALL THE ARIZONA 811, BLUE STAKE CENTER (602) 263-1100, 48 HOURS BEFORE YOU DIG FOR LOCATION OF ALL UNDERGROUND UTILITIES.
13. ENGINEER CERTIFIES THAT HE HAS CONTACTED ALL INTERESTED UTILITY COMPANIES AND HAS TRANSFERRED ALL EXISTING AND/OR PROPOSED UTILITY LINES AND RELATED INFORMATION ONTO THESE PLANS, AND THAT ENGINEER HAS ALSO CORRECTLY PLOTTED THE EXISTING AND PROPOSED RIGHT-OF-WAY AND EASEMENT LINES.
14. THE CONTRACTOR SHALL BE REQUIRED TO INSTALL A NIGHT TIE-IN FOR ANY NEW WATER LINE THAT WILL AFFECT EXISTING SERVICE SUFFICIENT TO WARRANT SAME IN THE OPINION OF THE TOWN OFF-SITE INSPECTOR.
15. ALL IMPROVEMENTS WITHIN THE RETENTION BASIN AND/OR ROADWAY PARKWAYS SHALL BE IN ACCORDANCE WITH THE LATEST TOWN OF GILBERT PROCEDURES FOR DEVELOPERS AND ENGINEERS.
16. CONTRACTOR IS ADVISED THAT AN EXCAVATION AND DIRT MOVING PERMIT IS REQUIRED BY THE MARICOPA COUNTY HEALTH DEPARTMENT AND THE TOWN OF GILBERT. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN THIS PERMIT AND COMPLY WITH ITS REQUIREMENTS.
17. ALL SPRINKLER AND LANDSCAPE MUST BE INSTALLED IN ACCORDANCE WITH THE APPROVED DESIGN REVIEW REQUIREMENTS AND APPROVED.
18. ALL SIGHT LINES SHALL COMPLY WITH TOWN OF GILBERT STANDARD DETAIL GIL-211 OR GIL-212 (WHICHEVER IS APPLICABLE) AT TIME OF INSTALLATION.

TOWN OF GILBERT GENERAL CONSTRUCTION NOTES

1. ALL CONSTRUCTION IN THE PUBLIC RIGHTS-OF-WAY OR IN EASEMENTS GRANTED FOR PUBLIC USE SHALL CONFORM TO THE LATEST MARICOPA ASSOCIATION OF GOVERNMENTS (MAG) UNIFORM STANDARD SPECIFICATIONS AND UNIFORM STANDARD DETAILS FOR PUBLIC WORKS. CONSTRUCTION AS AMENDED BY THE LATEST EDITION OF THE TOWN OF GILBERT (TOG) SUPPLEMENTAL STANDARD SPECIFICATIONS AND SUPPLEMENTAL STANDARD DETAILS. IF THERE IS A CONFLICT, THE LATTER SHALL GOVERN.
2. WHENEVER EXCAVATION IS TO BE DONE, CALL THE ARIZONA 811, ARIZONA BLUE STAKE, INC. AT 811 TWO WORKING DAYS BEFORE EXCAVATION IS TO BEGIN. ARIZONA 811 CAN ALSO BE REACHED AT 1-800-STAKE-IT (1-800-782-5348) OR 602-263-1100.
3. THE CONTRACTOR SHALL NOTIFY THE TOWN OF GILBERT INSPECTION & COMPLIANCE DIVISION AT LEAST 24 HOURS IN ADVANCE OF ANY CONSTRUCTION WORK AND AT THE BEGINNING OF ANY NEW PHASES OF CONSTRUCTION IN ORDER TO SCHEDULE INSPECTIONS. CALL THE INSPECTOR ASSIGNED TO THE PROJECT AT THE PHONE NUMBER SHOWN ON THE ENGINEERING PERMIT.
4. APPROVAL OF THESE PLANS IS VALID FOR ONE (1) YEAR, IF AN ENGINEERING CONSTRUCTION PERMIT FOR THESE IMPROVEMENTS HAS NOT BEEN ISSUED WITHIN ONE (1) YEAR, THE PLANS SHALL BE RESUBMITTED TO THE TOWN FOR REVIEW AND REAPPROVAL.
5. THESE PLANS ARE APPROVED BY THE TOWN IN SCOPE AND NOT IN DETAIL. IF CONSTRUCTION QUANTITIES ARE SHOWN ON THESE PLANS, THEY HAVE NOT BEEN VERIFIED BY THE TOWN.

ARIZONA QUALITY RV

GRADING AND DRAINAGE PLAN  
A PORTION OF SOUTHEAST QUARTER OF SECTION 12, T1S, R5E OF THE  
G.&S.R.B.&M., MARICOPA COUNTY, ARIZONA  
335 W. CULLUMBER AVENUE



BENCHMARK

MCDOT GDACS POINT 22058-1 FND  
BRASS CAP IN HAND HOLE AT INT.  
ELLIOT AND NEALY  
ELEVATION = 1230.965 NAVD88 DATUM

SITE BENCHMARK

BRASS CAP FLUSH CENTER OF  
CULLUMBER NEAR NW PROP. COR.  
ELEVATION = 1232.97 NAVD88 DATUM

FLOOD ZONE CERTIFICATION

THIS SITE IS LOCATED WITHIN FLOOD ZONE X  
PER FIRM PANEL 04013C2731M DATED  
NOVEMBER 4, 2015.

LEGEND

- EX EXISTING
- TW TOP OF WALL
- HW HIGH WATER
- GR GRADE

OWNER/DEVELOPER

RICHARD AND MELISSA RICHARDS  
335 W. CULLUMBER AVE  
GILBERT, AZ 85233  
480-495-7665  
AZQRVANDBOAT@GMAIL.COM

ENGINEER

GARNER GROUP ENGINEERING, LLC  
ATTN: CLINTON GARNER, P.E.  
2064 E. NORCROFT ST  
MESA, AZ 85213  
PHONE: 480-292-2673  
CLINT@GARNERGROUPEAZ.COM

SITE DATA

APN: 302-19-131  
GROSS AREA: 45286 SF (1.0396 AC)  
NET AREA: 40520 SF (0.9302 AC)  
EXISTING/PROPOSED ZONING: LI  
SETBACKS: PER CURRENT ZONING ORDINANCE

RETENTION CALCULATIONS

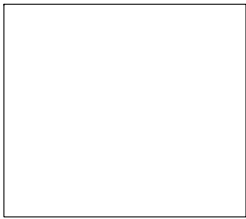
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RETENTION PROVIDED =  $\frac{(1321 \text{ SF} + 468 \text{ SF}) * 1' + (17064 \text{ SF} + 12025 \text{ SF}) * 0.5'}{2}$  = 8167 CF

APPROVALS

TOWN OF GILBERT ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

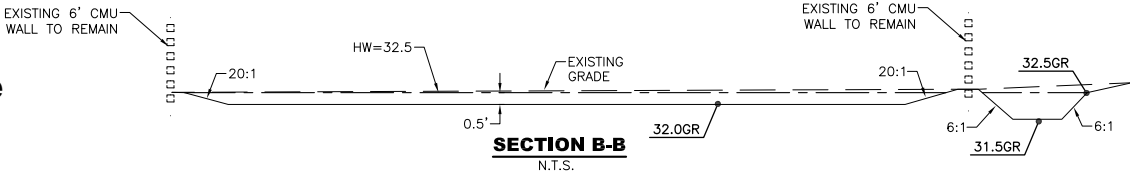
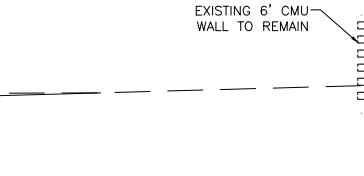
ASBUILT CERTIFICATION

I HEREBY CERTIFY THAT THE "RECORD DRAWING" MEASUREMENTS AS SHOWN  
HEREON WERE MADE UNDER MY SUPERVISION OR AS NOTED AND ARE CORRECT  
TO THE BEST OF MY KNOWLEDGE AND BELIEF.



EXPIRES 03-31-2019

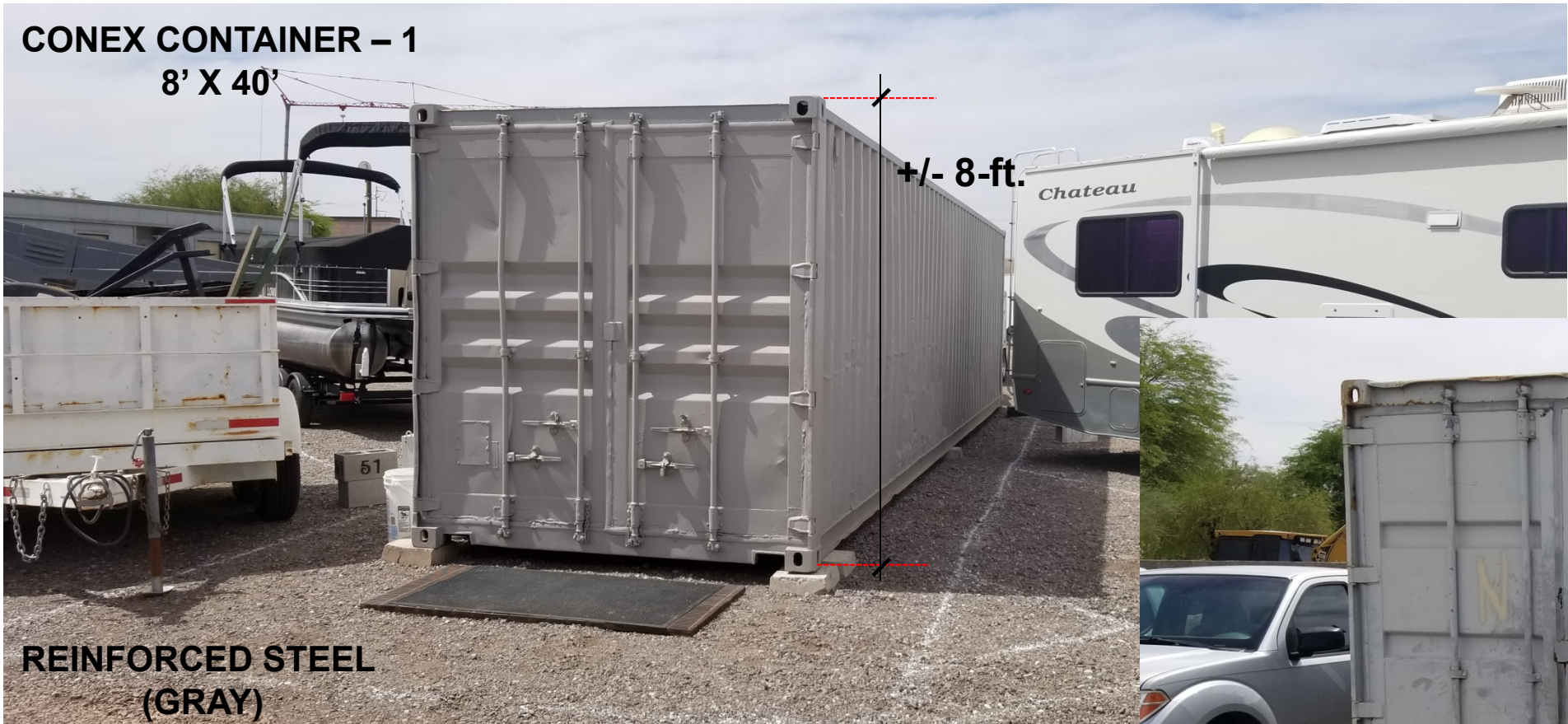
DR18-58 Arizona Quality RV & Boat Storage  
Attachment 5: Grading and Drainage Plan  
January 9, 2019



ARIZONA QUALITY RV		DATE
GRADING AND DRAINAGE PLAN		REVISION
335 W. CULLUMBER AVENUE		
GILBERT, AZ		
JOB NUMBER	18-063	
DRAWING	GD18063	
DATE	04-16-18	
SHEET	1	OF 1
<b>GarnerGroup</b> engineering EMAIL: CLINT@GARNERGROUPEAZ.COM (P) 480-292-2673 (F) 480-287-9019 2064 E. NORCROFT ST. MESA, AZ 85213		



CONEX CONTAINER – 1  
8' X 40'

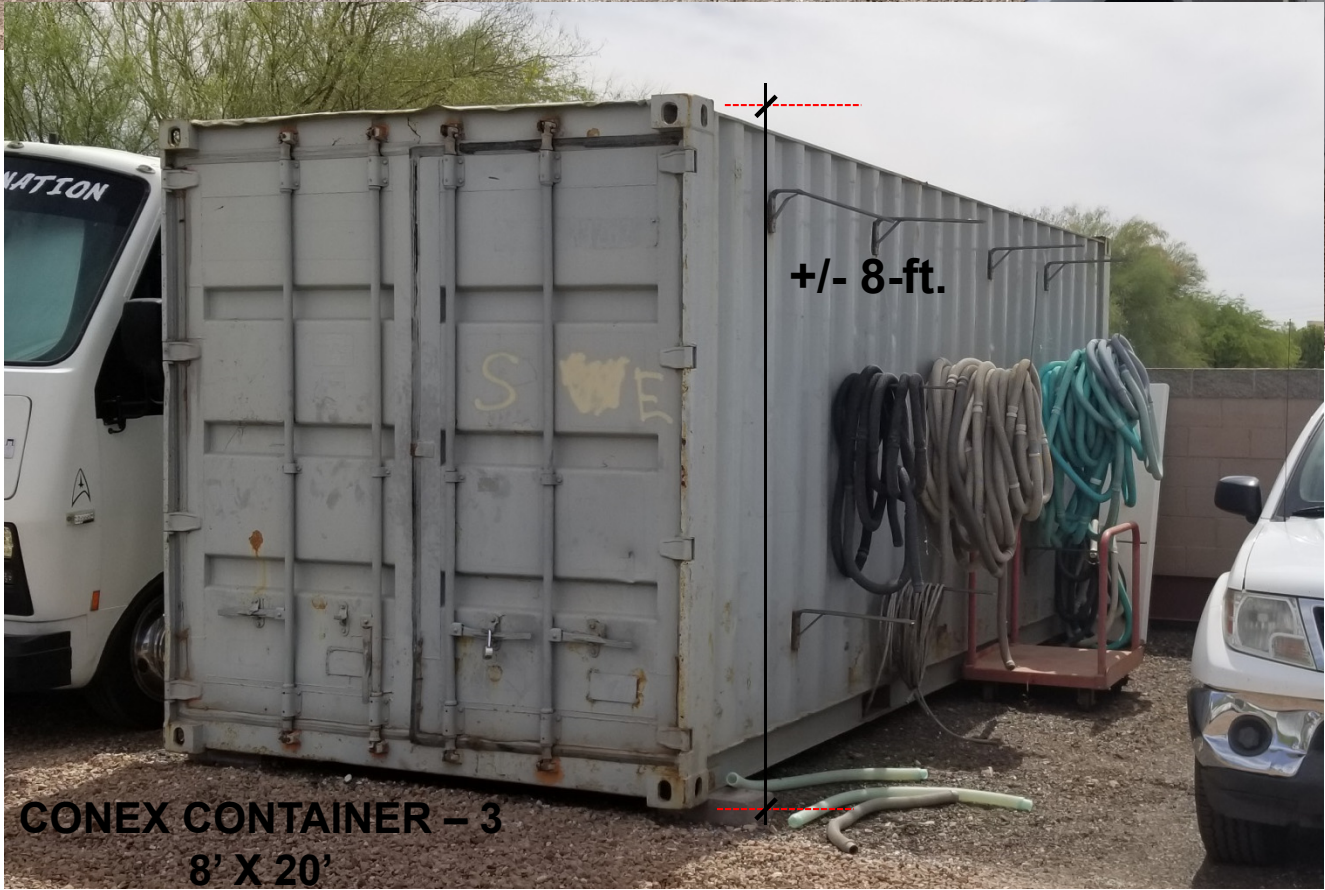


REINFORCED STEEL  
(GRAY)

CONEX CONTAINER – 2  
8' X 20'



REINFORCED STEEL  
(GRAY)



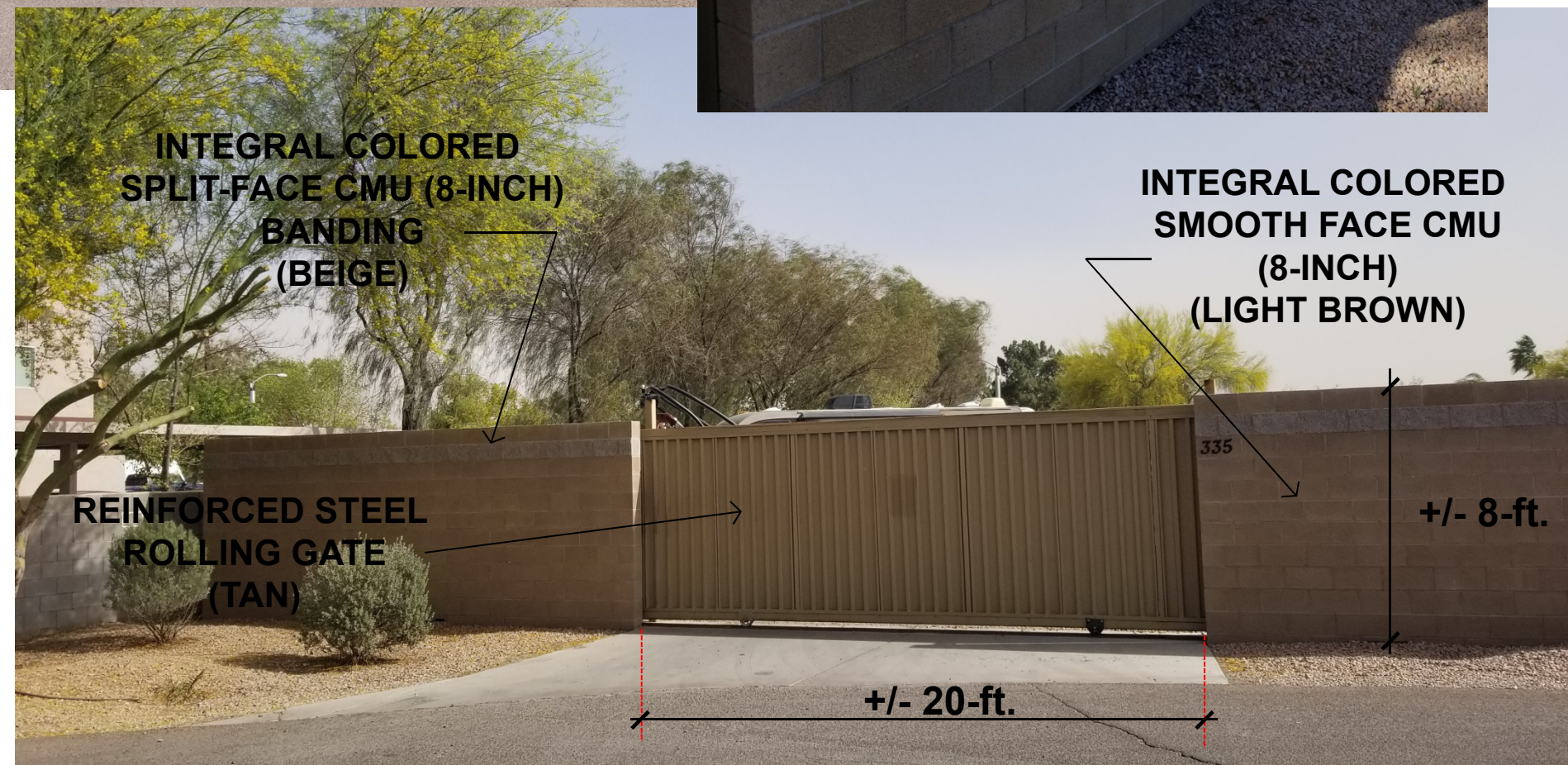
CONEX CONTAINER – 3  
8' X 20'

REINFORCED STEEL  
(GRAY)

CONEX STORAGE CONTAINERS

JUNE 10, 2018

ARIZONA QUALITY RV & BOAT STORAGE  
ELEVATIONS - COLORS & MATERIALS  
DESIGN REVIEW - MINOR  
GILBERT, ARIZONA



EXISTING PERIMETER FENCE - NORTH

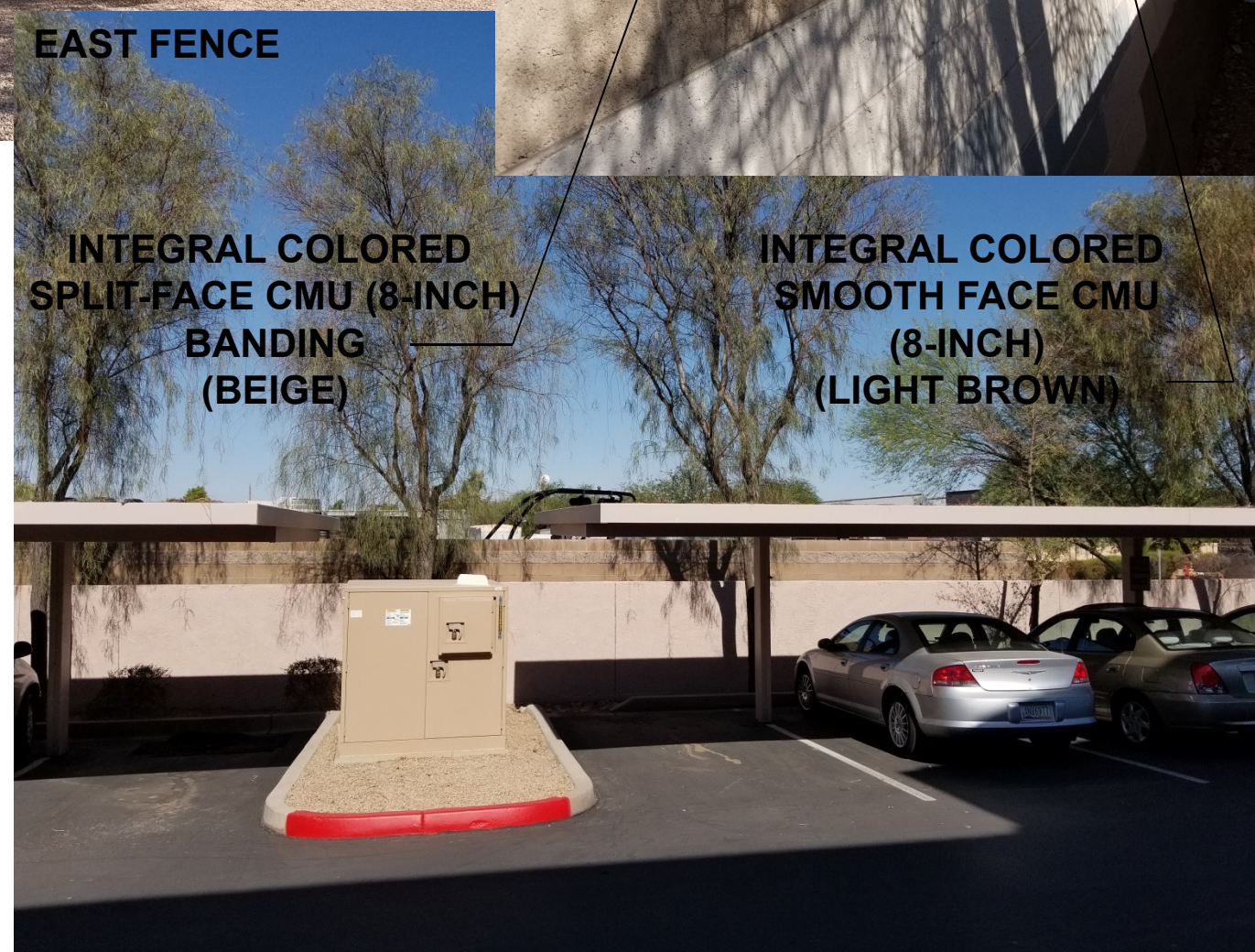
JUNE 10, 2018



**INTEGRAL COLORED  
SMOOTH FACE CMU  
(4-INCH)  
(LIGHT BROWN)**



**EAST FENCE  
+/- 8-ft.**



**EAST FENCE**

**INTEGRAL COLORED  
SPLIT-FACE CMU (8-INCH)  
BANDING  
(BEIGE)**

**INTEGRAL COLORED  
SMOOTH FACE CMU  
(8-INCH)  
(LIGHT BROWN)**

**EXISTING PERIMETER FENCE**